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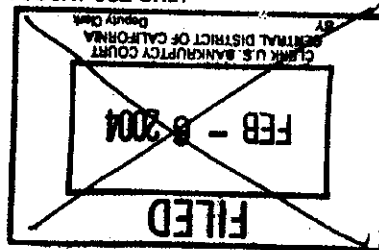
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

In re: ANDREW LEE BACA,

Debtor(s).

FOR COURT USE ONLY



CASE NO.: SA 03-10064 JB

FILED

FEB - 6 2004

CLERK U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
BY Deputy Clerk

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 2, 2004

Time: 10:30 a.m.

Location: 411 W. Fourth Street, Courtroom 6D, Santa Ana, California

Type of Sale: ☒ Public ☐ Private Last date to file objections: February 17, 2004

Description of Property to be Sold: Residential condominium located at 1700 West Cerritos, #262,
Anaheim, CA

Terms and Conditions of Sale: Subject to overbid. Earnest money deposit of 5% of bid required. Sale is "as is,
where is", with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e.
buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and
conditions apply; see motion on file with the Clerk of Court. Contact realtor (below) for offer forms.

Proposed Sale Price: \$302,000 or highest bidder.

Overbid Procedure (If Any): Overbid increments: \$5,000 initial / \$1,000 thereafter. 10% earnest
money deposit required. Pre-qualified bidders only. See time and other limits in motion on file with the Clerk.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way
Irvine, CA 92614
(949) 794-5724 / (949) 553-9799 fax

Date: 2/2/04